151.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	685,300 / 685,300
					USE VALUE:	685,300 / 685,300
					ASSESSED:	685,300 / 685,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		GRAY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAREY SYBIL--ETAL
Owner 2:	PIAZZA RICHARD
Owner 3:	
Street 1:	10 GRAY CIRCLE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,830 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1742 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3830.000	257,400		427,900	685,300
Total Card	0.088	257,400		427,900	685,300
Total Parcel	0.088	257,400		427,900	685,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 393.31 | /Parcel: 393.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 99949

GIS Ref

GIS Ref

Insp Date 10/29/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 151.0-0002-0008.0

!11833!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	257,500	0	3,830.	427,900	685,400	685,400	Year End Roll	12/18/2019
2019	101	FV	209,000	0	3,830.	401,200	610,200	610,200	Year End Roll	1/3/2019
2018	101	FV	209,000	0	3,830.	331,600	540,600	540,600	Year End Roll	12/20/2017
2017	101	FV	209,000	0	3,830.	304,900	513,900	513,900	Year End Roll	1/3/2017
2016	101	FV	209,000	0	3,830.	278,100	487,100	487,100	Year End	1/4/2016
2015	101	FV	196,800	0	3,830.	272,800	469,600	469,600	Year End Roll	12/11/2014
2014	101	FV	196,800	0	3,830.	253,500	450,300	450,300	Year End Roll	12/16/2013
2013	101	FV	196,800	0	3,830.	241,200	438,000	438,000		12/13/2012

PRINT

Date	Time
12/11/20	01:58:00

LAST REV

Date	Time
08/03/16	09:16:05
ekelly	
11833	

USER DEFINED

Prior Id # 1:	99949
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KALAUSKAS CHARL	23656-458		9/15/1993		212,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2015	820	Re-Roof	13,090		6/25/2015			Strip and re-roof.
6/12/2002	518	Redo Kit	22,000	O		G4	GR FY04	
1/27/1998	46	Redo Bat	8,000					REM BATH ADD CLOSE
6/24/1996	277		5,500					5X16 DECK AND SLID

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2008	Meas/Inspect	189	PATRIOT
1/12/2000	Inspected	276	PATRIOT
12/9/1999	Mailer Sent		
11/24/1999	Measured	263	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3830		Sq. Ft.	Site		0	80.	1.40	9									427,921						427,900	

Total AC/HA: 0.08792 | Total SF/SM: 3830 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 427,921 | Spl Credit | Total: 427,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373086
Depreciation:	115657
Depreciated Total:	257429

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

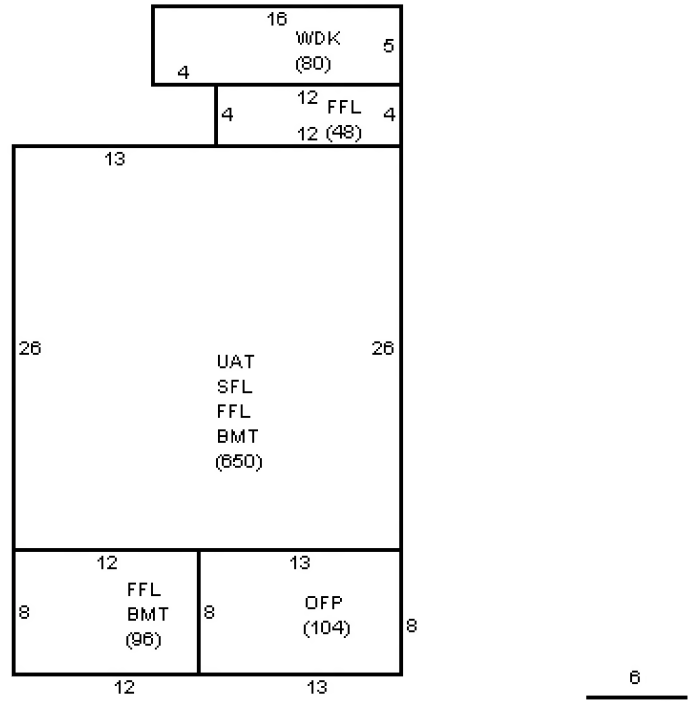
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	171.99
Special Features:	0	Val/Su Net:	101.46
Final Total:	257400	Val/Su SzAd	178.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	794	171.990	136,560
BMT	Basement	746	65.010	48,499
SFL	Second Floor	650	171.990	111,794
UAT	Upper Attic	163	68.800	11,179
OFP	Open Porch	104	31.720	3,299
WDK	Deck	80	15.680	1,254

Net Sketched Area: 2,537 | Total: 312,585

Size Ad 1444 | Gross Are 3024 | FinArea 1742

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

151.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X10	A	AV	1980	0.00	T	31.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total: